

§153.036 ESTUARY STANDARDS, REQUIREMENTS AND SHORELAND OVERLAY DISTRICT

1. Purpose. The purpose of the Estuary Standards and Requirements and Shorelands Overlay District is to bring under special review those projects involving development within designated estuaries in an effort to recognize, protect, maintain, and where appropriate, restore the unique environmental, economic and social values of said estuaries.
2. Scope. Recognition, protection, maintenance and restoration where appropriate, of the unique environmental, economic and social values of the designated estuaries in the City.

Estuary Standards shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward.

3. Standards. For all areas designated as estuary, Section 3.1-- of the Tillamook County Development Code shall apply by reference and shall be made a part of this Development Code.
 - A. The Conditional use provisions of §153.070 of this Ordinance shall be applied in this Development Code.
 - B. Tillamook Bay Estuary Management Unit Designation Maps and Tillamook Bay Estuary Zoning Maps H, I and J of Tillamook County Ordinance No. 33.
4. Shoreland Overlay Zone (SHO). For all areas designated as shorelands, Section 3.090 of the Tillamook County Development Code shall apply by reference and shall be made a part of this Development Code.

The City of Tillamook incorporates by reference the County shoreland overlay zone into its proposed appended county coastal ordinances in order to fully address the coastal ordinances.